HOUSING MARKET INFORMATION

HOUSING NOW

Edmonton

Canada Mortgage and Housing Corporation

Date Released: April 2007

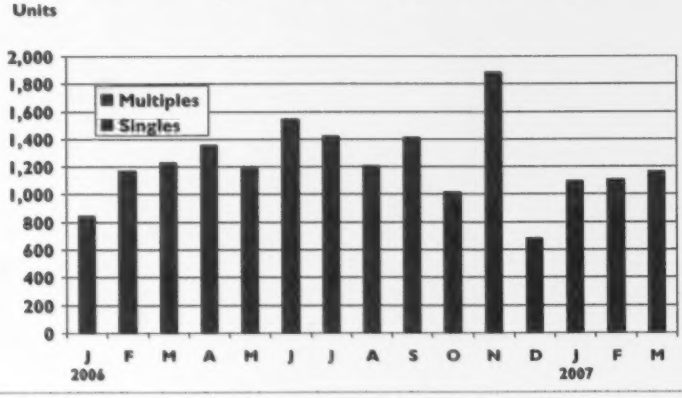
New Home Market

FEWER HOUSING STARTS IN MARCH

On the heels of a six per cent decline in February, total housing starts in Greater Edmonton fell by five per cent on a year-over-year basis in March. As was the case in February, improvements in multiple unit activity were countered by another weaker month for single-detached builders. Total housing starts across the Edmonton Census Metropolitan Area (CMA) declined from 1,232 units in March of last year to 1,169 units this March. Despite weaker activity in February and March, new home building remains ahead of the total number of starts recorded in the first quarter of 2006 due to a strong beginning to the year in January.

For the fourth consecutive month, single-detached starts across the region declined on a year-over-year

Figure 1



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basis. Basements were poured for 531 units in March, down 19 per cent from the same month in 2006. Much of the slowdown was reported within Edmonton City, where single starts dropped by 58 per cent from March of last year. In contrast, single-detached starts in the Suburban Areas improved by 45 per cent over the third month of 2006.

On a year-to-date basis, single-detached starts were 15 per cent below the levels tallied in the first quarter of last year. In spite of the pullback, activity so far this year still represents the second best first quarter performance on record.

New house prices continued to soar in March as builders attempt to pass on rising costs for serviced land, labour and many building materials. The average absorbed price for single-detached homes in March stood at $336,756, representing an increase of 34 per cent from the same month last year. This represents the third month in a row where year-over-year price growth has exceeded 32 per cent. Readers should be mindful that CMHC's average absorbed price reflects the price of units that were completed and absorbed in March and in many cases these transactions were negotiated and priced before construction began.

Single-detached completions tumbled in March by 25 per cent to 482 units. This undermined our count of absorbed units, which fell by 20 per cent year-over-year to 503 units. However, with absorptions outpacing completions in March, the new single-detached inventory reported a month-over-month decline from 502 units in February to 481 units in March. Compared with the same month last year, the inventory of completed and unoccupied units including show homes was down by 12 per cent. This situation is not expected to persist during the second quarter. Single-detached units under construction in March were 35 per cent above levels reported at the end of the first quarter of 2006. Look for completion levels to ramp up in the months ahead, allowing for some inventory replenishment throughout the region.

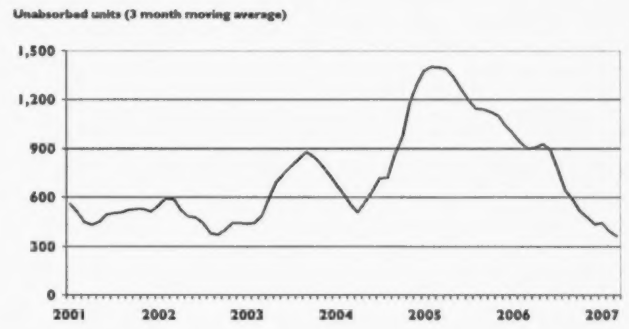
Multiple unit starts increased on a year-over-year basis for the third month in a row in March. New semi-detached, row and apartment units combined reached 638 units, representing a 10 per cent gain over the same month in 2006. As was the case in February, weaker production of new semi-detached units was offset by stronger row and apartment unit starts. To the end of March, multiple dwelling starts were 35 per cent ahead of activity levels reported in the first three months of 2006. Within Edmonton City, multi-unit starts have improved by 21 per cent so far this year while volumes in the Suburban Areas have more than doubled the number of starts recorded in the first quarter of last year.

Condominiums continue to dominate multiple unit construction activity across Metro this year. Condo tenure has accounted for over 89 per cent of multiple dwelling starts so far this year, compared with close to 10 per cent for freehold and less than one per cent for rental units.

Multiple unit completions reached 516 units in March, largely unchanged from the same month last year. At 645 units, absorptions were up by 4.5 per cent year-over-year and outstripped completions by 129 units. As such, inventories continued to tumble, falling 66 per cent from March of last year and dropping below 300 units for the first time since August 1999.

Figure 2

Multi-Unit Inventory – Edmonton CMA



Source: CMHC, March 2007

Resale Market

Resale Market on Record-Setting Pace

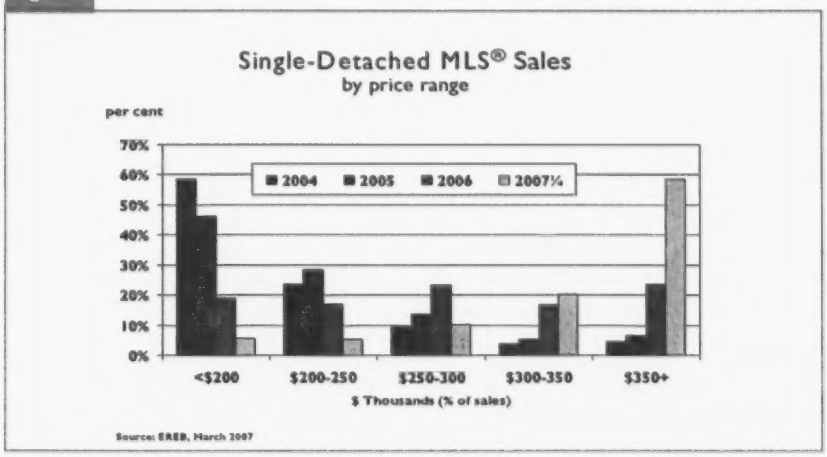
Edmonton's existing home market continued to set new records for sales and average prices during the first quarter of 2007. Total residential sales

on the MLS® rose 17 per cent year-over-year in March and 21 per cent above the previous record set in the first three months of 2006. A strong economy, stable mortgage rates and sustained high levels of in-migration continue to fuel demand across the Capital region. And, while the number of homes entering the market place has improved so far this year, the up-tick in sales has kept the months of supply numbers at extremely low levels. This chronic shortage of supply, relative to demand, has resulted in sustained upward pressure on resale prices. According to the Edmonton Real Estate Board (EREB), the average residential resale price rose an unprecedented 50 per cent in the first quarter to $318,261.

Despite a four per cent year-over-year decline in sales during March, single-detached sales year-to-date managed to eclipse last year's benchmark for MLS® first quarter sales. Meanwhile, a 13 per cent increase in new listings over the first three months of 2006 has helped to improve inventory slightly. At the end of March, active listings were 10 per cent higher but overall months of supply still remain relatively low. As such, prices have been moving upward rapidly so far this year. To the end of March, the average single-detached sale price rose by 52 per cent to a record $379,497. This dramatic rise in the average selling price is indicative of the large shift in the overall price structure of houses available on the MLS®. For example, single-detached homes priced over $350,000 represented almost 59 per cent of all singles sold during the first quarter, up from only 24 per cent during all of 2006. On the flip side, homes selling for under $200,000 accounted for only six per cent of the market so far this year compared with 19 per cent in 2006 and 46 per cent in 2005.

Following an unparalleled year for sales and price growth in 2006, Edmonton's resale condominium market has again rewritten the record book during the first quarter. Considering the rapid price growth for both new and resale single-family homes that has occurred across the region in the past 15 months, this phenomenal demand for existing condo dwellings should surprise no one. For many new entrants into the region's homeowner market, condominiums represent the best alternative, particularly for prospective first-time buyers looking for a home priced under $200,000. Sales on the MLS® rose by 48.5 per cent in the first quarter to 2,096 units. Despite a 63 per cent increase in new listings during the first quarter, the market remained very tight resulting in sharp price increases of 64 per cent over the first three months of 2006 to an average of $243,352.

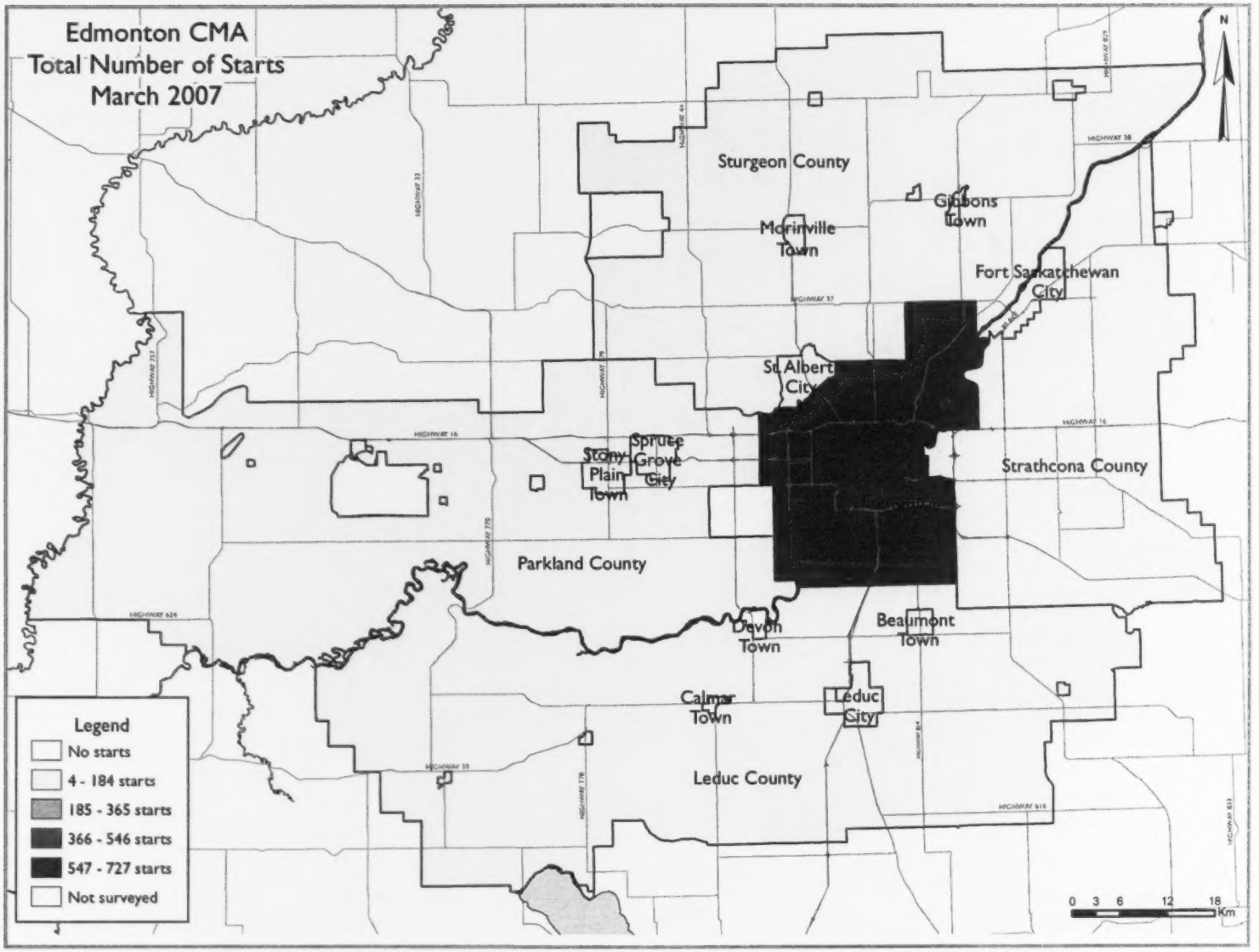
Figure 3



Economy

Labour Market Remains Tight

The labour market across the Capital region remains very tight and this is encouraging a lot of newcomers to migrate here. Edmonton's seasonally-adjusted unemployment rate in March was the third lowest in the country at 3.5 per cent, after Victoria's 3.2 per cent and Calgary's 3.3 per cent. Inter-provincial net migration into Alberta hit a record high of 63,300 people in 2006. This represented the tenth consecutive year that the province had maintained the highest inter-provincial migration in Canada. Meanwhile, total net migration into the Edmonton CMA increased by 53 per cent last year compared with 2005. When combined with robust employment and income gains, this helps explain the stellar performances for both new and existing housing markets observed in the past 15 months.


Edmonton CMA
Total Number of Starts
March 2007
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Stony Plain Town
Spruce Grove City
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
4 - 184 starts
185 - 365 starts
366 - 546 starts
547 - 727 starts
Not surveyed
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil or zero
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
March 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2007	526	74	0	5	158	406	0	0	1,169
March 2006	648	104	14	3	139	318	6	0	1,232
% Change	-18.8	-28.8	-100.0	66.7	13.7	27.7	-100.0	n/a	-5.1
Year-to-date 2007	1,706	166	3	12	525	955	6	0	3,373
Year-to-date 2006	1,998	258	14	21	338	524	6	89	3,248
% Change	-14.6	-35.7	-78.6	-42.9	55.3	82.3	0.0	-100.0	3.8
UNDER CONSTRUCTION									
March 2007	5,713	706	42	24	1,265	5,181	26	379	13,336
March 2006	4,194	478	22	39	1,106	4,680	79	603	11,201
% Change	36.2	47.7	90.9	-38.5	14.4	10.7	-67.1	-37.1	19.1
COMPLETIONS									
March 2007	481	50	3	1	101	362	0	0	998
March 2006	641	60	0	3	87	246	3	118	1,158
% Change	-25.0	-16.7	n/a	-66.7	16.1	47.2	-100.0	-100.0	-13.8
Year-to-date 2007	1,828	196	9	6	223	986	35	51	3,334
Year-to-date 2006	1,610	190	3	11	180	364	4	195	2,557
% Change	13.5	3.2	200.0	-45.5	23.9	170.9	**	-73.8	30.4
COMPLETED & NOT ABSORBED									
March 2007	480	114	0	0	30	47	3	106	780
March 2006	541	84	3	3	89	329	3	369	1,421
% Change	-11.3	35.7	-100.0	-100.0	-66.3	-85.7	0.0	-71.3	-45.1
ABSORBED									
March 2007	502	40	3	1	108	407	0	87	1,148
March 2006	625	43	0	2	84	299	0	171	1,224
% Change	-19.7	-7.0	n/a	-50.0	28.6	36.1	n/a	-49.1	-6.2
Year-to-date 2007	1,823	172	9	6	239	1,035	0	164	3,448
Year-to-date 2006	1,640	162	0	9	173	471	1	242	2,698
% Change	11.2	6.2	n/a	-33.3	38.2	119.7	-100.0	-32.2	27.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
March 2007	169	30	0	2	124	402	0	0	727
March 2006	399	78	14	3	109	318	6	0	927
Beaumont Town									
March 2007	35	8	0	0	4	0	0	0	47
March 2006	35	10	0	0	8	0	0	0	53
Devon Town									
March 2007	0	0	0	0	0	0	0	0	0
March 2006	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
March 2007	24	2	0	0	4	0	0	0	30
March 2006	11	0	0	0	0	0	0	0	11
Leduc City									
March 2007	41	12	0	0	0	0	0	0	53
March 2006	21	10	0	0	0	0	0	0	31
Leduc County									
March 2007	11	0	0	0	0	0	0	0	11
March 2006	2	0	0	0	0	0	0	0	2
Morinville Town									
March 2007	9	0	0	0	0	0	0	0	9
March 2006	4	0	0	0	0	0	0	0	4
Parkland County									
March 2007	24	0	0	0	0	0	0	0	24
March 2006	9	0	0	0	0	0	0	0	9
Spruce Grove City									
March 2007	74	16	0	0	4	0	0	0	94
March 2006	38	2	0	0	0	0	0	0	40
St. Albert City									
March 2007	20	0	0	0	12	0	0	0	32
March 2006	22	0	0	0	14	0	0	0	36
Stony Plain Town									
March 2007	25	0	0	0	0	0	0	0	25
March 2006	14	2	0	0	0	0	0	0	16
Strathcona County									
March 2007	67	4	0	3	10	0	0	0	84
March 2006	67	2	0	0	8	0	0	0	77
Sturgeon County									
March 2007	18	0	0	0	0	0	0	0	18
March 2006	11	0	0	0	0	0	0	0	11
Remainder of the CMA									
March 2007	9	2	0	0	0	4	0	0	15
March 2006	14	0	0	0	0	0	0	0	14
Edmonton CMA									
March 2007	526	74	0	5	158	406	0	0	1,169
March 2006	648	104	14	3	139	318	6	0	1,232

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
March 2007	3,105	400	42	7	851	4,388	22	180	8,995
March 2006	2,582	316	22	34	894	4,062	79	481	8,470
Beaumont Town									
March 2007	299	48	0	0	94	0	0	41	482
March 2006	176	24	0	0	18	0	0	41	259
Devon Town									
March 2007	11	0	0	0	6	0	0	0	17
March 2006	14	0	0	0	4	0	0	0	18
Fort Saskatchewan City									
March 2007	150	40	0	0	55	79	0	0	324
March 2006	109	0	0	1	24	72	0	0	206
Leduc City									
March 2007	266	34	0	0	28	0	0	24	352
March 2006	101	38	0	0	16	0	0	0	155
Leduc County									
March 2007	65	0	0	0	0	0	0	0	65
March 2006	29	0	0	0	0	0	0	0	29
Morinville Town									
March 2007	102	14	0	0	0	85	0	0	201
March 2006	45	0	0	0	17	61	0	0	123
Parkland County									
March 2007	192	6	0	0	0	0	0	0	198
March 2006	99	4	0	0	0	0	0	0	103
Spruce Grove City									
March 2007	395	86	0	0	25	0	0	0	506
March 2006	199	26	0	0	23	52	0	0	300
St. Albert City									
March 2007	234	40	0	0	91	186	0	0	551
March 2006	209	2	0	0	60	139	0	81	491
Stony Plain Town									
March 2007	162	22	0	0	0	60	0	0	244
March 2006	90	24	0	0	2	74	0	0	190
Strathcona County									
March 2007	533	12	0	17	115	379	0	134	1,190
March 2006	429	42	0	4	48	212	0	0	735
Sturgeon County									
March 2007	123	0	0	0	0	0	0	0	123
March 2006	59	0	0	0	0	0	0	0	59
Remainder of the CMA									
March 2007	76	4	0	0	0	4	4	0	88
March 2006	53	2	0	0	0	8	0	0	63
Edmonton CMA									
March 2007	5,713	706	42	24	1,265	5,181	26	379	13,336
March 2006	4,194	478	22	39	1,106	4,680	79	603	11,201

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
March 2007	240	20	3	1	97	270	0	0	631
March 2006	410	42	0	0	68	246	3	20	789
Beaumont Town									
March 2007	43	2	0	0	0	0	0	0	45
March 2006	35	0	0	0	0	0	0	0	35
Devon Town									
March 2007	0	0	0	0	0	0	0	0	0
March 2006	6	0	0	0	0	0	0	0	6
Fort Saskatchewan City									
March 2007	4	6	0	0	2	0	0	0	12
March 2006	10	0	0	1	2	0	0	0	13
Leduc City									
March 2007	37	6	0	0	0	0	0	0	43
March 2006	23	2	0	0	5	0	0	0	30
Leduc County									
March 2007	17	0	0	0	0	0	0	0	17
March 2006	5	0	0	0	0	0	0	0	5
Morinville Town									
March 2007	5	0	0	0	0	0	0	0	5
March 2006	9	0	0	0	0	0	0	0	9
Parkland County									
March 2007	6	0	0	0	0	0	0	0	6
March 2006	12	2	0	0	0	0	0	0	14
Spruce Grove City									
March 2007	13	2	0	0	0	52	0	0	67
March 2006	33	2	0	0	0	0	0	98	133
St. Albert City									
March 2007	10	6	0	0	2	40	0	0	58
March 2006	23	0	0	0	4	0	0	0	27
Stony Plain Town									
March 2007	13	8	0	0	0	0	0	0	21
March 2006	13	8	0	0	2	0	0	0	23
Strathcona County									
March 2007	68	0	0	0	0	0	0	0	68
March 2006	31	4	0	2	6	0	0	0	43
Sturgeon County									
March 2007	15	0	0	0	0	0	0	0	15
March 2006	21	0	0	0	0	0	0	0	21
Remainder of the CMA									
March 2007	10	0	0	0	0	0	0	0	10
March 2006	10	0	0	0	0	0	0	0	10
Edmonton CMA									
March 2007	481	50	3	1	101	362	0	0	998
March 2006	641	60	0	3	87	246	3	118	1,158

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
March 2007	296	64	0	0	21	6	3	106	496
March 2006	365	54	0	2	69	288	3	355	1,136
Beaumont Town									
March 2007	17	0	0	0	1	0	0	0	18
March 2006	25	0	0	0	0	0	0	0	25
Devon Town									
March 2007	0	0	0	0	0	0	0	0	0
March 2006	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
March 2007	16	13	0	0	2	38	0	0	69
March 2006	11	2	0	1	0	7	0	0	21
Leduc City									
March 2007	27	6	0	0	0	3	0	0	36
March 2006	17	3	0	0	2	13	0	10	45
Leduc County									
March 2007	0	0	0	0	0	0	0	0	0
March 2006	0	0	0	0	0	0	0	0	0
Morinville Town									
March 2007	4	0	0	0	0	0	0	0	4
March 2006	8	0	0	0	2	0	0	0	10
Parkland County									
March 2007	2	1	0	0	0	0	0	0	3
March 2006	1	3	0	0	0	0	0	0	4
Spruce Grove City									
March 2007	17	7	0	0	0	0	0	0	24
March 2006	21	3	0	0	2	17	0	4	47
St. Albert City									
March 2007	45	7	0	0	6	0	0	0	58
March 2006	39	0	0	0	7	0	0	0	46
Stony Plain Town									
March 2007	15	12	0	0	0	0	0	0	27
March 2006	11	10	0	0	1	4	0	0	26
Strathcona County									
March 2007	40	4	0	0	0	0	0	0	44
March 2006	40	9	0	0	6	0	0	0	55
Sturgeon County									
March 2007	0	0	0	0	0	0	0	0	0
March 2006	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
March 2007	1	0	0	0	0	0	0	0	1
March 2006	1	0	3	0	0	0	0	0	4
Edmonton CMA									
March 2007	480	114	0	0	30	47	3	106	780
March 2006	541	84	3	3	89	329	3	369	1,421

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
March 2007	256	21	3	1	104	283	0	87	755
March 2006	416	37	0	0	63	264	0	74	854
Beaumont Town									
March 2007	45	2	0	0	0	0	0	0	47
March 2006	32	0	0	0	0	0	0	0	32
Devon Town									
March 2007	0	0	0	0	0	0	0	0	0
March 2006	7	0	0	0	0	0	0	0	7
Fort Saskatchewan City									
March 2007	12	4	0	0	2	15	0	0	33
March 2006	9	0	0	0	4	21	0	0	34
Leduc City									
March 2007	34	7	0	0	0	0	0	0	41
March 2006	17	0	0	0	6	3	0	3	29
Leduc County									
March 2007	17	0	0	0	0	0	0	0	17
March 2006	5	0	0	0	0	0	0	0	5
Morinville Town									
March 2007	5	0	0	0	0	0	0	0	5
March 2006	8	0	0	0	0	0	0	0	8
Parkland County									
March 2007	6	0	0	0	0	0	0	0	6
March 2006	13	1	0	0	0	0	0	0	14
Spruce Grove City									
March 2007	11	0	0	0	0	69	0	0	80
March 2006	31	1	0	0	0	7	0	94	133
St. Albert City									
March 2007	9	4	0	0	2	40	0	0	55
March 2006	19	0	0	0	3	0	0	0	22
Stony Plain Town									
March 2007	7	2	0	0	0	0	0	0	9
March 2006	13	0	0	0	2	4	0	0	19
Strathcona County									
March 2007	75	0	0	0	0	0	0	0	75
March 2006	25	4	0	2	6	0	0	0	37
Sturgeon County									
March 2007	15	0	0	0	0	0	0	0	15
March 2006	21	0	0	0	0	0	0	0	21
Remainder of the CMA									
March 2007	10	0	0	0	0	0	0	0	10
March 2006	9	0	0	0	0	0	0	0	9
Edmonton CMA									
March 2007	502	40	3	1	108	407	0	87	1,148
March 2006	625	43	0	2	84	299	0	171	1,224

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type March 2007											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	% Change
Edmonton City	171	404	36	114	118	91	402	318	727	927	-21.6
Beaumont Town	35	35	12	10	0	8	0	0	47	53	-11.3
Calmar Town	0	4	0	0	0	0	0	0	0	4	-100.0
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	24	11	6	0	0	0	0	0	30	11	172.7
Gibbons Town	0	3	0	0	0	0	4	0	4	3	33.3
Leduc City	41	21	12	10	0	0	0	0	53	31	71.0
Leduc County	11	2	0	0	0	0	0	0	11	2	**
Morinville Town	9	4	0	0	0	0	0	0	9	4	125.0
Parkland County	24	9	0	0	0	0	0	0	24	9	166.7
Spruce Grove City	74	38	20	2	0	0	0	0	94	40	135.0
St. Albert City	20	22	0	14	12	0	0	0	32	36	-11.1
Stony Plain Town	25	14	0	2	0	0	0	0	25	16	56.3
Strathcona County	70	67	10	2	4	8	0	0	84	77	9.1
Sturgeon County	18	11	0	0	0	0	0	0	18	11	63.6
Remainder of the CMA	9	7	2	0	0	0	0	0	11	7	57.1
Edmonton CMA	531	653	98	154	134	107	406	318	1,169	1,232	-5.1

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2007											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Edmonton City	883	1,228	130	336	319	128	852	613	2,184	2,305	-5.2
Beaumont Town	108	130	14	30	80	8	0	0	202	168	20.2
Calmar Town	0	4	0	0	0	0	0	0	0	4	-100.0
Devon Town	2	7	0	0	0	0	0	0	2	7	-71.4
Fort Saskatchewan City	55	44	16	0	0	0	0	0	71	44	61.4
Gibbons Town	9	7	0	0	0	0	4	0	13	7	85.7
Leduc City	89	55	18	24	12	0	0	0	119	79	50.6
Leduc County	28	17	0	0	0	0	0	0	28	17	64.7
Morinville Town	34	20	0	0	0	0	0	0	34	20	70.0
Parkland County	57	53	0	0	0	0	0	0	57	53	7.5
Spruce Grove City	133	95	22	14	18	0	0	0	173	109	58.7
St. Albert City	48	74	10	20	15	0	0	0	73	94	-22.3
Stony Plain Town	49	42	0	4	0	0	0	0	49	46	6.5
Strathcona County	163	203	20	28	24	22	99	0	306	253	20.9
Sturgeon County	48	30	0	0	0	0	0	0	48	30	60.0
Remainder of the CMA	12	12	2	0	0	0	0	0	14	12	16.7
Edmonton CMA	1,718	2,021	232	456	468	158	955	613	3,373	3,248	3.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006
Edmonton City	118	91	0	0	402	318	0	0
Beaumont Town	0	8	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	4	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	12	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	8	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	134	107	0	0	406	318	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Edmonton City	315	128	4	0	852	524	0	89
Beaumont Town	80	8	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	4	0	0	0
Leduc City	12	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	18	0	0	0	0	0	0	0
St. Albert City	15	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	24	22	0	0	99	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	464	158	4	0	955	524	0	89

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market March 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006
Edmonton City	199	491	528	430	0	6	727	927
Beaumont Town	43	45	4	8	0	0	47	53
Calmar Town	0	4	0	0	0	0	0	4
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	26	11	4	0	0	0	30	11
Gibbons Town	0	3	4	0	0	0	4	3
Leduc City	53	31	0	0	0	0	53	31
Leduc County	11	2	0	0	0	0	11	2
Morinville Town	9	4	0	0	0	0	9	4
Parkland County	24	9	0	0	0	0	24	9
Spruce Grove City	90	40	4	0	0	0	94	40
St. Albert City	20	22	12	14	0	0	32	36
Stony Plain Town	25	16	0	0	0	0	25	16
Strathcona County	71	69	13	8	0	0	84	77
Sturgeon County	18	11	0	0	0	0	18	11
Remainder of the CMA	11	7	0	0	0	0	11	7
Edmonton CMA	600	766	569	460	0	6	1,169	1,232

Table 2.5: Starts by Submarket and by Intended Market January - March 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Edmonton City	988	1,389	1,190	821	6	95	2,184	2,305
Beaumont Town	116	154	86	14	0	0	202	168
Calmar Town	0	4	0	0	0	0	0	4
Devon Town	2	7	0	0	0	0	2	7
Fort Saskatchewan City	61	44	10	0	0	0	71	44
Gibbons Town	9	7	4	0	0	0	13	7
Leduc City	107	79	12	0	0	0	119	79
Leduc County	28	17	0	0	0	0	28	17
Morinville Town	34	20	0	0	0	0	34	20
Parkland County	57	53	0	0	0	0	57	53
Spruce Grove City	151	103	22	6	0	0	173	109
St. Albert City	54	74	19	20	0	0	73	94
Stony Plain Town	49	46	0	0	0	0	49	46
Strathcona County	157	231	149	22	0	0	306	253
Sturgeon County	48	30	0	0	0	0	48	30
Remainder of the CMA	14	12	0	0	0	0	14	12
Edmonton CMA	1,875	2,270	1,492	883	6	95	3,373	3,248

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	% Change
Edmonton City	241	411	48	74	72	38	270	266	631	789	-20.0
Beaumont Town	43	35	2	0	0	0	0	0	45	35	28.6
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	6	0	0	0	0	0	0	0	6	-100.0
Fort Saskatchewan City	4	11	8	2	0	0	0	0	12	13	-7.7
Gibbons Town	2	5	0	0	0	0	0	0	2	5	-60.0
Leduc City	37	23	6	2	0	5	0	0	43	30	43.3
Leduc County	17	5	0	0	0	0	0	0	17	5	**
Morinville Town	5	9	0	0	0	0	0	0	5	9	-44.4
Parkland County	6	12	0	2	0	0	0	0	6	14	-57.1
Spruce Grove City	13	33	2	2	0	0	52	98	67	133	-49.6
St. Albert City	10	23	8	4	0	0	40	0	58	27	114.8
Stony Plain Town	13	13	8	10	0	0	0	0	21	23	-8.7
Strathcona County	68	33	0	10	0	0	0	0	68	43	58.1
Sturgeon County	15	21	0	0	0	0	0	0	15	21	-28.6
Remainder of the CMA	8	5	0	0	0	0	0	0	8	5	60.0
Edmonton CMA	482	645	82	106	72	43	362	364	998	1,158	-13.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Edmonton City	1,027	1,054	172	190	175	87	662	426	2,036	1,757	15.9
Beaumont Town	74	68	2	0	4	0	0	0	80	68	17.6
Calmar Town	0	1	0	2	0	3	0	0	0	6	-100.0
Devon Town	6	12	0	0	0	0	0	0	6	12	-50.0
Fort Saskatchewan City	33	31	24	8	0	0	31	0	88	39	125.6
Gibbons Town	5	7	0	0	0	0	0	0	5	7	-28.6
Leduc City	66	41	6	2	0	5	0	35	72	83	-13.3
Leduc County	41	29	0	0	0	0	0	0	41	29	41.4
Morinville Town	22	14	2	2	0	0	43	0	67	16	**
Parkland County	71	30	2	4	0	0	0	0	73	34	114.7
Spruce Grove City	126	74	8	6	0	0	52	98	186	178	4.5
St. Albert City	71	72	24	10	0	0	91	0	186	82	126.8
Stony Plain Town	34	18	16	12	0	0	0	0	50	30	66.7
Strathcona County	188	111	12	42	16	0	158	0	374	153	144.4
Sturgeon County	40	44	0	0	0	0	0	0	40	44	-9.1
Remainder of the CMA	30	17	0	2	0	0	0	0	30	19	57.9
Edmonton CMA	1,834	1,623	268	280	195	95	1,037	559	3,334	2,557	30.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market March 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006
Edmonton City	72	38	0	0	270	246	0	20
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	5	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	52	0	0	98
St. Albert City	0	0	0	0	40	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	72	43	0	0	362	246	0	118

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Edmonton City	142	87	33	0	662	364	0	62
Beaumont Town	4	0	0	0	0	0	0	0
Calmar Town	0	3	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	31	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	5	0	0	0	0	0	35
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	43	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	52	0	0	98
St. Albert City	0	0	0	0	40	0	51	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	16	0	0	0	158	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	162	95	33	0	986	364	51	195

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2007

Submarket	Freehold		Condominium		Rental		Total*	
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006
Edmonton City	263	452	368	314	0	23	631	789
Beaumont Town	45	35	0	0	0	0	45	35
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	6	0	0	0	0	0	6
Fort Saskatchewan City	10	10	2	3	0	0	12	13
Gibbons Town	2	5	0	0	0	0	2	5
Leduc City	43	25	0	5	0	0	43	30
Leduc County	17	5	0	0	0	0	17	5
Morinville Town	5	9	0	0	0	0	5	9
Parkland County	6	14	0	0	0	0	6	14
Spruce Grove City	15	35	52	0	0	98	67	133
St. Albert City	16	23	42	4	0	0	58	27
Stony Plain Town	21	21	0	2	0	0	21	23
Strathcona County	68	35	0	8	0	0	68	43
Sturgeon County	15	21	0	0	0	0	15	21
Remainder of the CMA	8	5	0	0	0	0	8	5
Edmonton CMA	534	701	464	336	0	121	998	1,158

Table 3.5: Completions by Submarket and by Intended Market
January - March 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Edmonton City	1,141	1,193	860	498	35	66	2,036	1,757
Beaumont Town	76	68	4	0	0	0	80	68
Calmar Town	0	6	0	0	0	0	0	6
Devon Town	6	12	0	0	0	0	6	12
Fort Saskatchewan City	55	29	33	10	0	0	88	39
Gibbons Town	5	7	0	0	0	0	5	7
Leduc City	72	43	0	5	0	35	72	83
Leduc County	41	29	0	0	0	0	41	29
Morinville Town	24	14	43	2	0	0	67	16
Parkland County	73	34	0	0	0	0	73	34
Spruce Grove City	134	80	52	0	0	98	186	178
St. Albert City	89	72	46	10	51	0	186	82
Stony Plain Town	50	28	0	2	0	0	50	30
Strathcona County	197	125	177	28	0	0	374	153
Sturgeon County	40	44	0	0	0	0	40	44
Remainder of the CMA	30	19	0	0	0	0	30	19
Edmonton CMA	2,033	1,803	1,215	555	86	199	3,334	2,557

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2007

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
March 2007	4	1.6	16	6.2	51	19.8	64	24.9	122	47.5	257	343,000	362,849
March 2006	24	5.8	143	34.4	148	35.6	51	12.3	50	12.0	416	263,850	284,442
Year-to-date 2007	8	0.8	68	6.7	252	24.7	262	25.6	432	42.3	1,022	335,000	366,772
Year-to-date 2006	74	6.8	404	37.3	356	32.8	122	11.3	128	11.8	1,084	257,850	280,710
Beaumont Town													
March 2007	0	0.0	0	0.0	21	46.7	9	20.0	15	33.3	45	304,900	338,229
March 2006	1	3.1	13	40.6	15	46.9	2	6.3	1	3.1	32	252,450	262,178
Year-to-date 2007	0	0.0	1	1.3	24	31.6	24	31.6	27	35.5	76	322,400	361,483
Year-to-date 2006	1	1.4	28	40.6	34	49.3	4	5.8	2	2.9	69	254,900	258,983
Calmar Town													
March 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Devon Town													
March 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2006	1	14.3	5	71.4	1	14.3	0	0.0	0	0.0	7	--	--
Year-to-date 2007	0	0.0	7	87.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2006	4	28.6	9	64.3	1	7.1	0	0.0	0	0.0	14	222,400	218,171
Fort Saskatchewan City													
March 2007	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	404,000	415,692
March 2006	0	0.0	4	44.4	2	22.2	1	11.1	2	22.2	9	--	--
Year-to-date 2007	0	0.0	2	4.9	0	0.0	2	4.9	37	90.2	41	405,500	416,334
Year-to-date 2006	2	7.1	15	53.6	4	14.3	3	10.7	4	14.3	28	239,350	286,650
Gibbons Town													
March 2007	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
March 2006	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2007	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
Year-to-date 2006	3	42.9	3	42.9	1	14.3	0	0.0	0	0.0	7	--	--
Leduc City													
March 2007	0	0.0	1	2.9	10	29.4	10	29.4	13	38.2	34	328,750	347,022
March 2006	0	0.0	11	64.7	4	23.5	2	11.8	0	0.0	17	242,500	251,082
Year-to-date 2007	0	0.0	4	6.3	19	30.2	14	22.2	26	41.3	63	325,000	342,883
Year-to-date 2006	2	5.9	22	64.7	7	20.6	3	8.8	0	0.0	34	241,200	244,337
Leduc County													
March 2007	4	23.5	0	0.0	0	0.0	4	23.5	9	52.9	17	360,000	383,671
March 2006	0	0.0	1	20.0	0	0.0	2	40.0	2	40.0	5	--	--
Year-to-date 2007	4	9.8	2	4.9	3	7.3	5	12.2	27	65.9	41	400,000	409,632
Year-to-date 2006	3	10.3	9	31.0	7	24.1	7	24.1	3	10.3	29	260,000	268,276
Morinville Town													
March 2007	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	--	--
March 2006	0	0.0	3	37.5	4	50.0	1	12.5	0	0.0	8	--	--
Year-to-date 2007	0	0.0	2	9.1	3	13.6	7	31.8	10	45.5	22	342,000	338,609
Year-to-date 2006	0	0.0	8	53.3	6	40.0	1	6.7	0	0.0	15	249,900	246,547

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2007

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
March 2007	3	50.0	0	0.0	2	33.3	0	0.0	1	16.7	6	--	--
March 2006	2	15.4	2	15.4	1	7.7	5	38.5	3	23.1	13	315,828	326,721
Year-to-date 2007	18	24.7	6	8.2	17	23.3	9	12.3	23	31.5	73	284,763	311,990
Year-to-date 2006	5	16.1	5	16.1	5	16.1	9	29.0	7	22.6	31	308,061	304,129
Spruce Grove City													
March 2007	1	9.1	2	18.2	7	63.6	1	9.1	0	0.0	11	261,864	255,013
March 2006	14	45.2	6	19.4	9	29.0	1	3.2	1	3.2	31	206,661	225,605
Year-to-date 2007	14	11.4	35	28.5	60	48.8	10	8.1	4	3.3	123	263,783	256,902
Year-to-date 2006	32	42.1	25	32.9	16	21.1	2	2.6	1	1.3	76	214,359	219,710
St. Albert City													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
March 2006	0	0.0	2	10.5	5	26.3	3	15.8	9	47.4	19	347,900	382,216
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	60	100.0	60	512,800	568,172
Year-to-date 2006	0	0.0	9	13.4	24	35.8	10	14.9	24	35.8	67	310,900	348,881
Stony Plain Town													
March 2007	0	0.0	1	14.3	3	42.9	1	14.3	2	28.6	7	--	--
March 2006	3	23.1	5	38.5	4	30.8	0	0.0	1	7.7	13	234,738	243,105
Year-to-date 2007	0	0.0	6	18.8	15	46.9	4	12.5	7	21.9	32	274,704	308,590
Year-to-date 2006	9	33.3	10	37.0	4	14.8	0	0.0	4	14.8	27	229,000	246,735
Strathcona County													
March 2007	0	0.0	1	1.3	0	0.0	3	4.0	71	94.7	75	427,000	494,013
March 2006	0	0.0	7	25.9	7	25.9	6	22.2	7	25.9	27	299,000	316,296
Year-to-date 2007	0	0.0	1	0.5	0	0.0	22	11.4	170	88.1	193	421,000	497,404
Year-to-date 2006	7	6.5	31	29.0	27	25.2	22	20.6	20	18.7	107	273,000	305,176
Sturgeon County													
March 2007	1	6.7	4	26.7	1	6.7	3	20.0	6	40.0	15	320,000	330,667
March 2006	8	38.1	3	14.3	7	33.3	1	4.8	2	9.5	21	240,000	238,095
Year-to-date 2007	7	17.5	7	17.5	2	5.0	4	10.0	20	50.0	40	340,000	376,125
Year-to-date 2006	18	40.9	4	9.1	10	22.7	2	4.5	10	22.7	44	245,000	285,227
Remainder of the CMA													
March 2007	1	12.5	1	12.5	3	37.5	3	37.5	0	0.0	8	--	--
March 2006	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2007	3	10.0	5	16.7	12	40.0	10	33.3	0	0.0	30	270,000	265,227
Year-to-date 2006	7	43.8	9	56.3	0	0.0	0	0.0	0	0.0	16	200,000	184,777
Edmonton CMA													
March 2007	14	2.8	28	5.6	99	19.7	101	20.1	261	51.9	503	352,500	376,756
March 2006	56	8.9	210	33.5	208	33.2	75	12.0	78	12.4	627	258,900	281,412
Year-to-date 2007	54	3.0	149	8.1	410	22.4	373	20.4	843	46.1	1,829	339,900	374,911
Year-to-date 2006	168	10.2	591	35.8	502	30.4	185	11.2	203	12.3	1,649	254,900	278,283

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2007						
Submarket	March 2007	March 2006	% Change	YTD 2007	YTD 2006	% Change
Edmonton City	362,849	284,442	27.6	366,772	280,710	30.7
Beaumont Town	338,229	262,178	29.0	361,483	258,983	39.6
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	218,171	n/a
Fort Saskatchewan City	415,692	--	n/a	416,334	286,650	45.2
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	347,022	251,082	38.2	342,883	244,337	40.3
Leduc County	383,671	--	n/a	409,632	268,276	52.7
Morinville Town	--	--	n/a	338,609	246,547	37.3
Parkland County	--	326,721	n/a	311,990	304,129	2.6
Spruce Grove City	255,013	225,605	13.0	256,902	219,710	16.9
St. Albert City	--	382,216	n/a	568,172	348,881	62.9
Stony Plain Town	--	243,105	n/a	308,590	246,735	25.1
Strathcona County	494,013	316,296	56.2	497,404	305,176	63.0
Sturgeon County	330,667	238,095	38.9	376,125	285,227	31.9
Remainder of the CMA	--	--	n/a	265,227	184,777	43.5
Edmonton CMA	376,756	281,412	33.9	374,911	278,283	34.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
March 2007

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2006	January	1,175	32.6	1,740	1,615	1,839	94.6	199,148	10.1	205,596
	February	1,605	27.7	1,837	1,835	1,995	92.1	211,531	15.5	215,411
	March	2,016	20.0	1,779	2,202	1,847	96.3	220,124	16.1	218,014
	April	2,026	12.4	1,753	2,171	1,915	91.5	226,846	18.2	223,725
	May	2,565	22.3	1,792	2,416	1,897	94.5	242,936	22.9	232,881
	June	2,183	2.3	1,717	2,440	2,010	85.4	254,240	27.5	243,134
	July	1,953	21.3	1,800	2,230	2,063	87.3	256,489	31.0	249,893
	August	2,079	7.5	1,816	2,657	2,291	79.3	270,746	38.1	261,760
	September	1,844	19.2	1,929	2,604	2,557	75.4	278,732	46.3	274,032
	October	1,890	41.8	1,984	2,347	2,344	84.6	276,641	39.9	284,735
	November	1,574	8.9	1,921	1,852	2,379	80.7	282,434	42.5	284,671
	December	1,074	18.3	1,916	1,024	2,256	84.9	294,155	48.7	303,920
2007	January	1,554	32.3	2,176	2,115	2,340	93.0	303,820	52.6	312,097
	February	1,886	17.5	2,122	2,166	2,369	89.6	321,307	51.9	324,850
	March	2,358	17.0	2,149	3,100	2,630	81.7	325,439	47.8	326,458
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2006	4,796	25.5		5,652			212,109	14.4	
	Q1 2007	5,798	20.9		7,381			318,301	50.1	
	YTD 2006	4,796	25.5		5,652			212,109	14.4	
	YTD 2007	5,798	20.9		7,381			318,301	50.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
March 2007

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 1992 =100	Edmonton Labour Market			Average Weekly Earnings ($)
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	148.6	134.8	542	4.2	68.8	751
	February	667	5.85	6.45	150.2	134.2	544	4.0	68.8	757
	March	667	6.05	6.45	153.1	134.8	548	3.8	68.9	762
	April	685	6.25	6.75	159.1	135.8	549	3.8	68.9	764
	May	685	6.25	6.75	167.5	136.6	554	3.6	69.1	770
	June	697	6.60	6.95	175.3	136.0	558	3.8	69.6	773
	July	697	6.60	6.95	178.7	137.5	563	3.8	70.0	774
	August	691	6.40	6.85	190.8	137.7	564	4.3	70.3	779
	September	682	6.40	6.70	196.2	137.9	564	4.2	70.1	785
	October	688	6.40	6.80	200.5	136.8	567	4.0	69.9	788
	November	673	6.40	6.55	204.7	137.7	571	3.8	70.1	792
	December	667	6.30	6.45	205.1	138.3	575	3.7	70.2	798
2007	January	679	6.50	6.65	208.4	138.9	583	3.8	71.0	805
	February	679	6.50	6.65	214.1	139.1	588	3.7	71.3	801
	March	669	6.40	6.49		141.0	593	3.5	71.5	799
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

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